



**CITY OF BREMERTON**  
**DEPARTMENT OF PUBLIC WORKS AND UTILITIES**  
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**LETTER OF TRANSMITTAL**

TO: Joanne LaBaw, Project Officer	DATE: April 26, 2010
U.S. EPA - Region 10 1200 Sixth Ave. ECL-115 Seattle, WA 98101	Reference: Bremerton Gasworks Site Assessment  EPA Project No.: BF-96046501-0
FROM: Lynn Price, Grant Administrator  Public Works & Utilities	SUBJECT: Quarterly Report No. 14 (Q1-2010 – Oct – Dec. 31, 2009)

We are sending you ☒ ATTACHED ☐ UNDER SEPARATE COVER the following items:

COPIES	DESCRIPTION
1 - Original	Quarterly Report No. 14 for Q1 – 2010 – Brownfields Assessment Cooperative Agreement and Project wrap up including attachments
1 - Copy	MBE/WBE Utilization Report for Q1 – 2010

THESE ARE TRANSMITTED AS CHECKED BELOW:

- ☐ For Your Approval & Action  
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- ☐ Approved As Submitted  
☐ Approved As Noted  
☐ Returned For Corrections  
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- ☐ Reviewed-No Additional Comments  
☐ Reviewed-See Additional Comments  
☐ Pls. Return ( ) Originals or Copies  
☐ Sign and Return

REMARKS: For your information and file.

Thank You.

Signed:

PHONE: (360) 473-5272

FAX: (360) 473-5398

cc: Bob Phillips, MBE/WBE Coordinator - Utilization Report only  
Millie Vellegas, Finance Manager, PW & Utilities w/ Q-Report only  
Project File w/ enclosures

**Old Bremerton Gasworks Site  
Brownfields Assessment Cooperative Agreement Quarterly Report and  
Project Wrap Up**

<b>Grantee Name:</b> City of Bremerton	
<b>Cooperative Agreement Number:</b>	<b>BF – 9604651 – 0</b>
<b>Start Date:</b> 07/20/2006 <b>End Date:</b> 12/31/2009 <b>Quarterly report number:</b> #14	
<b>Date submitted:</b> April, 26, 2010 <b>Federal fiscal quarter(s) covered by report:</b> #1-2010	
<b>Prepared by:</b> Lynn Price, P.E., Project Manager, 3027 Olympus Drive, Bremerton, WA, 98310, email: lynn.price@ci.bremerton.wa.us, phone number: 360-473-5272	
<b>Submitted by [if different]:</b> Same as above	
This Quarterly Report is provided to Joanne LaBaw, EPA Project Officer, by electronic copy	

**PROJECT WRAP UP**

This document provides the final quarterly report for the Old Bremerton Gasworks site Brownfields Assessment grant as well as a wrap up of activities performed under the grant. Assessment work was performed under an United States Environmental Protection Agency (EPA) Brownfields Assessment (BA) grant awarded to the City of Bremerton in 2006 (Cooperative Agreement No. BF – 9604651 – 0). All assessment work performed for the site was conducted according to the EPA-approved work plan.

The Old Bremerton Gasworks Site consists of three private parcels referred to as the McConkey and Sesko properties. The purpose of the Brownfields Assessment was to investigate for potential contamination that may have been released at the site during past commercial/industrial activities (including a former coal gasification plant). The site owners are interested in redeveloping the properties; bringing to light any potential issues regarding contamination is a necessary step in the formulation of redevelopment plans. The initial redevelopment plan concept presented by the property owners in the grant application consisted of a new marina with a warehouse, boat/marine retail sales, and a marine repair shop.

The City of Bremerton sponsored the Brownfields Assessment in the interests of cleaning up a potentially-contaminated shoreline property and assisting in the redevelopment efforts. The City does not currently own any potentially- impacted property with the possible exception of the road rights of way (ROWs) abutting the site.

Public outreach was performed according to the Community Involvement Plan developed for the grant. Two public meetings were held (December 2006 and November 2009) during which project updates were provided and public comment was solicited. Fact sheets developed for each public meeting are attached. Also attached are a sign in sheet from the November 2009 meeting, a written comment provided by a citizen attending the meeting, and a petition signed by neighborhood residents. The petition requests that the site be redeveloped to include public access to the adjacent beach.

Assessment work conducted for the grant consisted of a 2007 Phase II Environmental Site Assessment (ESA) performed by GeoEngineers. The focus of the Phase II ESA was the

installation of soil borings and groundwater monitoring wells at the site to determine the nature and extent of contamination. Two Phase I ESAs) were conducted in 2006 under a Targeted Brownfields assessment (TBA) to identify past site uses and potential environmental concerns. A second Phase II ESA was performed in 2008 under the TBA (Ecology and Environment) that focused on soil, groundwater, and sediment sampling to fill data gaps. Significant levels of contamination related to petroleum and coal tar were found in site soil and groundwater. Limited contamination was found sin sediments. A detailed summary of the site assessment work prepared for the November 2009 public meeting is attached. The summary also provides a description of four cleanup alternatives evaluated for the site with associated costs estimates.

At the current time, redevelopment plans for the site are on hold. The concentrations and extent of contamination in soil and groundwater are such that development of a feasible approach to remediation is difficult at best. The main challenges are the large costs for cleanup and lack of funding sources. Private landowners are not eligible for state or federal cleanup grants and Private developers have little incentive to pay for cleanup of the property since cleanup costs will likely far exceed the value of the cleaned-up property.

### **ACTIVITIES PERFORMED DURING THE QUARTER**

**Modifications to Work Plan or Budget:** Activity during the quarter consisted of the preparation of a summary memorandum of project activities, preparation of a fact sheet, distribution of the fact sheet by mail and by hand distribution to the Thompson/Pennsylvania Ave neighborhood group, and conducting a public meeting on November 19, 2009. The meeting was held at the Norm Dicks Government Center in downtown Bremerton.

**Delays encountered during this reporting period include:**

No delays to report this period.

**Assessment Activities:** None during this quarter. All assessment work under the Brownfields grant has been completed.

**Redevelopment Activities:** None during this quarter (none are currently planned).

**Community Involvement:** Public meeting held November 19, 2009.

**Meetings and Travel:** No scheduled meetings and/or authorized travel to report this period.

**Deliverables/Work Products:** A summary memorandum (dated November 17, 2009) was prepared and submitted. A fact sheet advertising the public meeting was also prepared.

### **ANTICIPATED ACTIVITIES NEXT QUARTER:**

None, the project period is complete.

### **BUDGET STATUS:**

Please refer to Tables 1 and 2 below for a presentation of the current budget status.

### **FUNDS EXPENDED:**

A total of \$6,795.02 in grant funds was expended. An application for payment was made during the quarter on \$6,795.02. A total of \$192,915.33 (96.46%) of the \$200,000.00 grant funds have

been expended to date.

**PROPERTY PROFILE FORM/FORM UPDATE:**

No changes to report to the Property Profile this Quarterly Report.

**Table 1 - Summary of Quarterly Expenses by Task for Report Period: 1-2010**

Budget Categories	Task 1 (Project Management)	Task 2 (Public Involvement)	Task 3 (Site Characterization)	Total Quarterly Expenses	
Personnel	\$500.00	\$280.50	\$0	\$780.50	
Supplies	\$0	\$0	\$0	\$0	
Contractual	\$0	\$6014.52	\$0	\$6014.52	
Travel	\$0	\$0	\$0	\$0	
Total Direct Charges	\$0	\$0	\$0	\$0	
Total Current Quarterly Expenses	\$0	\$0	\$0	\$0	
Cumulative Overall Project Expenses	\$25,613.57	\$6295.02	\$161,006.74	\$192,915.33	

**Table 2 - Summary of Expenses by Category for Report Period: 1-2010**

Budget Categories	Budgeted Amount	Previously Expended	Expenses this Quarter	Total Cumulative Expenses	Balance
Personnel	\$30,450	\$28,738.22	\$780.50	\$29,518.72	\$931.28
Supplies	\$50	\$10.48	\$0	\$10.48	\$39.52
Contractual	\$168,000	\$155,913.21	\$6,014.52	\$161,927.73	\$6,072.27
Travel	\$1,500	\$1,458.40	\$0	\$1,458.40	\$41.60
Total Direct Charges	\$200,000	\$186,120.31	\$6,795.02	\$192,915.33	\$7,084.67
Total Cumulative Expenses	\$200,000	\$186,120.31	\$6,795.02	\$192,915.33	\$7,084.67

**Attachment:** MBE/WBE Utilization Form-Federal for Fiscal Quarter 1 (Oct-Dec 2009).